

# **LOUDOUN COUNTY PLANNING COMMISSION**

## **ACTION SUMMARY**

**THURSDAY, JANUARY 8, 2009**

**6:00 P.M. BRIEFING/WORKSESSION**

**LOCATION: PURCELLVILLE ROOM**

**Commissioners Present:** Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Michael Keeney, Sugarland Run District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District; Christeen Tolle, At Large.

**Staff Present:** Julie Pastor, Director of Planning; John Merrithew, Assistant Director of Planning; Ron Brown, Assistant County Attorney; Lauren Krempa, Senior Planner, Town of Purcellville Planning Department; Mark Stultz, Assistant Zoning Administrator; Evan Harlow, Building and Development; Planner: Marchant Schneider; Nancy Bryan, Recording Secretary.

### **1. ADMINISTRATIVE ITEMS**

#### **a. Board of Supervisors Double Advertising**

A letter will be provided to the applicant at the Pre-Application Conference advising that approval of a request to double advertise does not preclude the Board from deferring the hearing until the Planning Commission makes a recommendation. If the Board should defer the public hearing to a future date, the applicant agrees to pay \$100.00 toward the cost associated with additional advertisement.

### **2. ELECTION OF OFFICERS**

- a. The Planning Commission elected Peggy Maio as Chairman (9-0).
- b. The Planning Commission elected Robert Klancher as Vice-Chairman (9-0).

### **3. REVIEW OF PLANNING COMMISSION BY-LAWS AND PROCEDURES**

The Planning Commission reviewed and approved their By-Laws and affirmed them as amended effective February 1, 2009. (9-0).

### **4. DISCLOSURES**

- a. Peggy Maio had two phone conversations with Dick Corrigan regarding an application for a cell tower in Philomont, one on December 10, 2008 and one on January 8, 2009; was unable to connect with Sally Hankins regarding the HealthSouth application; had a phone conversation on January 8, 2009 with the applicant for Cameron Chase Center.
- b. Christeen Tolle had a phone conversation on December 18, 2008 with Thom Hall regarding the Springdale Montessori School; had a telephone conversation on January 8, 2009 with Sally Hankins regarding the HealthSouth application.
- c. Helena Syska exchanged e-mails with Frank Stearns, the applicant representative regarding an upcoming ZMOD for a sign plan for Safeway at Sterling Plaza in the Sterling District.
- d. Michael Keeney had a phone conversation on January 8, 2009 with Sally Hankins; received a call from Mark Looney regarding time on Supervisor Buckley's calendar.

- e. Bob Klancher had a phone conversation with Georgianna Pardoe, applicant representative for the Cameron Chase application; had a phone conversation a week or two ago with Sally Hankins regarding the HealthSouth application.
- f. Sandra Chaloux had several phone conversations with Sally Hankins regarding the HealthSouth application.

### **3. BRIEFING OF THE JANUARY 15, 2009 PUBLIC HEARING ITEMS**

#### **a. REVIEW AND APPROVAL OF MODIFICATIONS TO THE TOWN OF PURCELLVILLE LAND DEVELOPMENT AND SUBDIVISION CONTROL ORDINANCE**

- Lauren Krempa, Senior Planner, Town of Purcellville, responded to Commissioner questions and offered input to the discussion.

Items for further discussion include elaboration of efficient review and approval process; public input; and posting of property going through the subdivision process.

#### **b. SPEX 2006-0028, CMPT 2006-0008, HERNDON RECYCLING**

Items for further discussion include a full definition of materials being recycled; plans for expansion; Town of Herndon citizen notification; aerial photographs of the site; benefits to Loudoun County; reason for the need for the special exception; Type 4 buffering; enhancement of existing landscaping; enforcement of hours of operation; exterior lighting; proximity of residences to the recycling center, and a map depicting residences.

#### **c. ZMAP 2008-0008, STEEPLECHASE – LOT 30**

This application was briefed at the December 12, 2008 Briefing. Due to notification issues, the application was postponed until the January 15, 2009 public hearing. There were no items for further discussion at the December 12, 2008 Briefing.

#### **d. ZOAM 2008-0002, PROPOSED ZONING ORDINANCE AMENDMENT TO PERMIT CHILD CARE HOME AND CHILD CARE CENTER AS RURAL HAMLET PERMITTED AND SPECIAL EXCEPTION USES**

Items for further discussion include hamlet common areas; definition of hamlet green and hamlet square parcel; type of parcel of the common house; reason for the need for a new separate category for the child care center; public notification requirements for this type of ZOAM; zoning districts that allow child care home as an allowable use; districts that allow child care center as an accepted use; information on limitations on child care home and child care center; list of existing hamlets; visual of EcoVillage and one of Chuck Jones' hamlets; EcoVillage common house availability; permanent open space easement language; open space locations; leasing of open space.

**4. SPEX 2008-0018, SPEX 2008-0025, HEALTHSOUTH REHABILITATION HOSPITAL**

- Doug Kennedy, Traffic Consultant, Patton Harris Rust Associates, commented on the application.

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2008-0018, SPEX 2008-0025, HealthSouth Rehabilitation Hospital to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval as amended by the Planning Commission on January 8, 2009 and based on the Findings for Approval attached. (9-0).

**5. FIDP 2008-0002, DULLES PARKWAY CENTER II, LOT 12**

- Mark Baker, Bowman Consulting, commented on the application.

Ms. Chaloux moved, seconded by Ms. Austin, that the Planning Commission forward FIDP 2008-0002, Dulles Parkway Center II, Lot 12 to a Committee of the Whole worksession for further discussion, to be scheduled following a meeting between the District Commissioner, staff and the applicant. (9-0).

**6. ZCPA 2007-0004, ZMOD 2007-0005, MOOREFIELD STATION**

- Randy Sutliff, General Counsel, Claude Moore Foundation, commented on the application.
- Jack Vega, ESE Consultants, commented on the application.

Items for further discussion include Moorefield Station Design Guidelines; zoning ordinance streetscape standards for Inner Core and Outer Core subareas; farthest distance to walk to the community center from within the 400 foot radius of the community center; examples of Belmont and Stone Ridge Community Centers; explanation of the Applicant's request to increase the Floor Area Ratio (FAR) on individual lots within the TDSA along Loudoun County Parkway; ramifications if the application is not approved as requested;

The application was forwarded to the January 22, 2009 Planning Commission worksession for further discussion.